

****REQUIREMENTS FOR SHED****

(RESIDENTIAL)

- A.** A zoning application is required for ALL sheds regardless of size. 2 copies of property survey to accompany application.
- B.** A zoning application and a building permit application are required for sheds over 20 x 20.

PURSUANT UCC 5:23-9.9 FOUNDATION SYSTEMS FOR GARDEN TYPE UTILITY SHEDS AND SIMILAR STRUCTURES.

(April 8, 2019)

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Garden-Type Utility Sheds and Similar Structures

Section 1805.2.1 of the Building Subcode (N.J.A.C. 5:23-3.14) and Section R403.1.4.1 of the One- and Two-Family Dwelling Subcode (as amended by N.J.A.C. 5:23-3.21) contain an exception regarding frost protection for foundation systems. Tie downs are not included in frost to foundation. The exception is as follows:

Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. Buildings and other structures that represent a low hazard to human life in the event of failure, including but not limited to agricultural buildings, temporary buildings, and minor storage facilities;
2. Area of 600 square feet or less for light-framed construction, or 400 square feet or less for other than light-framed construction; and
3. Eave height of 10 feet (3048 mm) or less.

Typical buildings (this is not an all-inclusive list) that this exception applies to include a detached, garden-type utility shed; carport; deck; garage; gazebo; pavilion; playhouse . . . in short, a roofed-over, accessory structure (with the exception of a deck).

Note: This was previously covered in N.J.A.C. 5:23-9.9, and only applied to Groups R-2, R-3, R-4, and R-5. The requirements have changed and now apply to all building uses.

Lastly, as per N.J.A.C. 5:23-2.14(b)8, a building permit is not required for garden-type utility sheds and similar structures that are 100 square feet or less in area, 10 feet or less in height, and accessory to buildings of Group R-2, R-3, R-4, or R-5. Please note that if plumbing, electric, or gas is run to these structures, the applicable plumbing or electric permit would then be required.

If you have any questions, please contact me at (609) 984-7609.

Source: Rob Austin
Code Assistance Unit